



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

**Newport Beach City Hall
100 Civic Center Drive, Newport Beach
Corona del Mar Conference Room (Bay E-1st Floor)
Thursday, August 15, 2013 – 3:30 p.m.**

Brenda Wisneski, Zoning Administrator

Staff Members:

Rosalinh Ung, Associate Planner
Melinda Whelan, Assistant Planner
Benjamin M. Zdeba, Assistant Planner

A) CALL MEETING TO ORDER

B) MINUTES OF MONTH JULY 25, 2013

C) PUBLIC HEARING ITEMS

Item No. 1. Via Koron Lot Line Adjustment No. LA2013-006 (PA2013-119)
116 Via Koron Council District 1

Summary: A lot line adjustment application to adjust the underlying legal lot lines on a site that has been historically developed as a single site. The applicant is requesting to remove the lot line between Lots 650 and 649 and to shift the lot line between Lots 649 and 648 north 7.5 feet to create two 37.5-foot-wide parcels for single-family residential development. The structure on the site crossing the property lines will be demolished prior to map recordation. There will be no change in the number of parcels. The property is located in the R-1 (Single-Unit Residential) District.

Recommended
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. ____ approving Lot Line Adjustment No. LA2013-006 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15305, of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

Item No.2. 416 Orchid Parcel Map No. NP2013-013 (PA2013-124)
416 Orchid Avenue Council District 6

Summary: A tentative parcel map for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. A building permit has been issued to demolish a single family dwelling and to build a two-unit dwelling for condominium purposes. The property is located in the R-2 (Two-Family Residential) District.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ____ approving Parcel Map No. NP2013-013 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

Item No. 3. 606 Acacia Parcel Map No. NP2013-014 (PA2013-125)
606 Acacia Avenue Council District 6

Summary: A tentative parcel map for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. A building permit has been issued to demolish a single family dwelling and to build a two-unit dwelling for condominium purposes. The property is located in the R-2 (Two-Family Residential) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ____ approving Parcel Map No. NP2013-014 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

Item No. 4. 1301 Dove Street Comprehensive Sign Program Permit No. CS2013-003 and
Modification Permit No. MD2013-008 (PA2013-063)
1301 Dove Street, West Side of Dove Street, at the terminus of Newport Place Drive
Council District 3

Summary: An adoption of a Comprehensive Sign Program to establish sign standards for the subject property and an approval of a Modification Permit to allow the increase in the number, size and height of the proposed signs as required by the Zoning Code and Newport Place Planned Community District Regulations. The property is located in the PC-11 (Newport Place) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ____ approving Comprehensive Sign Program Permit No. CS2013-003 and Modification Permit No. MD2013-008 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures).

Item No.5. Spade Day Spa Minor Use Permit No. UP2013-011 (PA2013-140)
1220 Bison Avenue, Suite A6 Council District 4

Summary: A minor use permit for the conversion of a vacant 1,195-square-foot retail tenant space to a day spa (Personal Service, Restricted) use. The applicant proposes to improve the space with five private rooms for consultation and procedures including makeup and skin treatments as well as general wellness and weight management. The property is located in the PC-5 (North Ford Planned Community) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ____ approving Minor Use Permit No. UP2013-011 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

D) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

E) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.